FOR SALE

AMV: €200,000 (Fully Furnished) **File No.E643. KD**



8 The Coachmans Yard, Horetown South, Foulksmills, Co. Wexford

A charming stone-built mews residence offering character, comfortable accommodation and a peaceful countryside setting in the heart of rural Co. Wexford.

- **Attractive 3 bed, 3 bath terraced stone-built mews residence with approximately 1,100 sq. ft. of accommodation**
- **Traditional stone exterior with distinctive character and appeal**
- **Situated in the established Coachmans Yard development on the grounds of Horetown House**
- **Peaceful and picturesque rural setting in Horetown South, near Foulksmills**
- **An appealing option for first-time buyers, owner-occupiers, downsizers or those seeking a countryside retreat**
- **Potential to suit a variety of lifestyle and accommodation requirements**
- **To arrange a viewing appointment contact Kehoe & Associates on 053-9144393**

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RICS

Kehoe & ASSOC.

Location

No. 8 The Coachmans Yard is situated in Horetown South, near the village of Foulksmills, in the scenic countryside of south County Wexford. The location offers an appealing setting for those who appreciate a more relaxed pace of life, with the surrounding rural landscape providing an attractive backdrop to everyday living.

Foulksmills and the neighbouring communities serve the surrounding countryside, while the wider region provides access to a broader range of shopping, educational, professional and recreational amenities. The area's network of regional roads connects the locality with nearby villages and larger towns, offering purchasers the opportunity to enjoy rural surroundings while retaining access to the facilities and services required for day-to-day life.

County Wexford is well regarded for its varied landscape, combining rolling farmland, traditional villages, historic sites and an extensive coastline. Residents can enjoy opportunities to explore the countryside, discover local heritage and make the most of the county's outdoor leisure attractions. The wider region offers a range of pursuits for those interested in walking, cycling, coastal visits and exploring the many communities that give Wexford its distinctive character.

For purchasers seeking a home away from the pace of a larger urban centre, Horetown South offers an attractive rural alternative. The setting may particularly appeal to those looking for a quieter residential environment, whether as a permanent home, a place to downsize or a base from which to enjoy the surrounding county.

Despite its countryside setting, the property remains within the wider network of established communities across south County Wexford. This provides a balance between rural living and access to regional amenities, subject to individual travel requirements.



A distinctive home with traditional character in a tranquil rural setting.

No. 8 The Coachmans Yard is an appealing terraced stone-built mews property that combines traditional architectural character with practical, modern-day accommodation. Situated in Horetown South, near Foulksmills in south County Wexford, this attractive residence offers a wonderful opportunity to acquire a home with individual charm in a peaceful countryside location.

Extending to approximately 1,100 sq. ft., the property provides a generous amount of accommodation, making it an attractive proposition for a variety of purchasers. The three-bedroom layout, complemented by two bathrooms, offers flexibility for everyday living, visiting family and guests, or the creation of a dedicated home-working space, subject to the purchaser's preferred arrangement.

The property's stone-built exterior is a particularly appealing feature, giving the residence a sense of permanence and character that distinguishes it from more conventional housing. Its traditional mews style contributes to the overall charm of the development, creating a property with an established architectural identity and a distinctive sense of place.

Internally, the accommodation offers scope for comfortable residential living, with three bedrooms providing a range of possibilities for individual use. Whether required as family bedrooms, guest accommodation or a home office, the additional rooms offer versatility to adapt to changing needs over time. The provision of two bathrooms further enhances the practicality of the property, particularly for households with multiple occupants or those who regularly entertain visitors.

With approximately 1,100 sq. ft. at its disposal, the property offers a balance between manageable maintenance and sufficient space for comfortable living. It may appeal to first-time buyers looking to establish a home of their own, couples seeking a characterful property outside a larger town, downsizers wishing to enjoy a quieter environment, or purchasers searching for a rural base in County Wexford.

The property may also be of interest to buyers who value traditional construction and the character associated with stone-built residences. Its location in the Coachmans Yard development offers an alternative to a conventional suburban setting, with the surrounding countryside contributing to the appeal of this part of Wexford.

Overall, No. 8 The Coachmans Yard represents an attractive opportunity to purchase a character-filled home offering three bedrooms, two bathrooms and approximately 1,100 sq. ft. of accommodation in a peaceful rural setting. Combining traditional stone-built appeal with a versatile layout, this is a property worthy of consideration by a range of prospective purchasers.











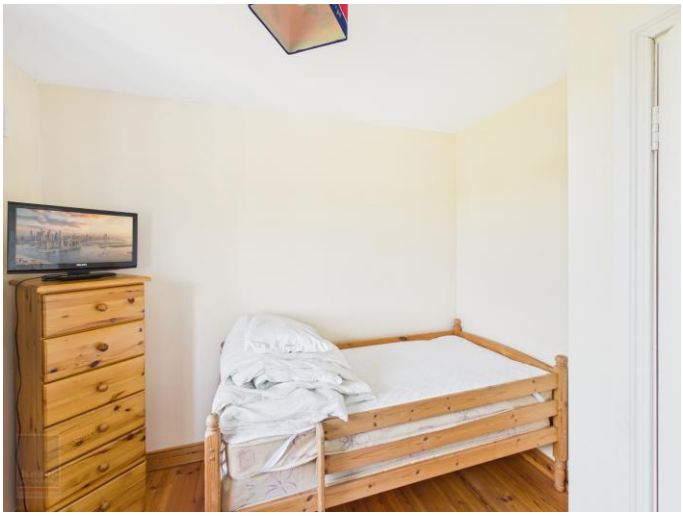
















ACCOMMODATION

Ground Floor

Entrance Hallway	4.85m x 2.80m	With timber floor and staircase to first floor.
Guest W.C.	1.60m x 1.30m	With w.c. and w.h.b.
Living Room	3.70m x 4.80m	With timer floor and open fireplace.
Kitchen	6.49m x 2.97m	With timber floor and fitted kitchen with floor and eye level units, electric oven, hob, washing machine, tumble dryer, dishwasher and double doors to rear garden.

First Floor

Landing	3.07m x 2.66m	With timber floor.
Master Bedroom	3.75m x 3.36m	With timber floor and ensuite.
Ensuite	0.97m x 2.67m	With shower stall, w.h.b. and w.c
Bedroom 2	2.70m x 4.14m	With timber floor.
Bedroom 3	2.66m x 3.00m	With timber floor.
Bathroom	2.65m x 1.97m	With bath, w.c. and w.h.b.

Total Floor Area: c. 102 sq. m. (c. 1,100 sq. ft.)





Features

- Fully Furnished
- 3 Bed 2 Bath extending to 102 sq. m
- Beautiful estate grounds of Horetown House
- Solid Wooden Floors
- Open fireplace
- Double glazed windows

Outside

- Off street parking
- Enclosed rear garden
- Garden shed

Services

- Broadband available
- WTP
- Private water
- Private sewerage
- ESB

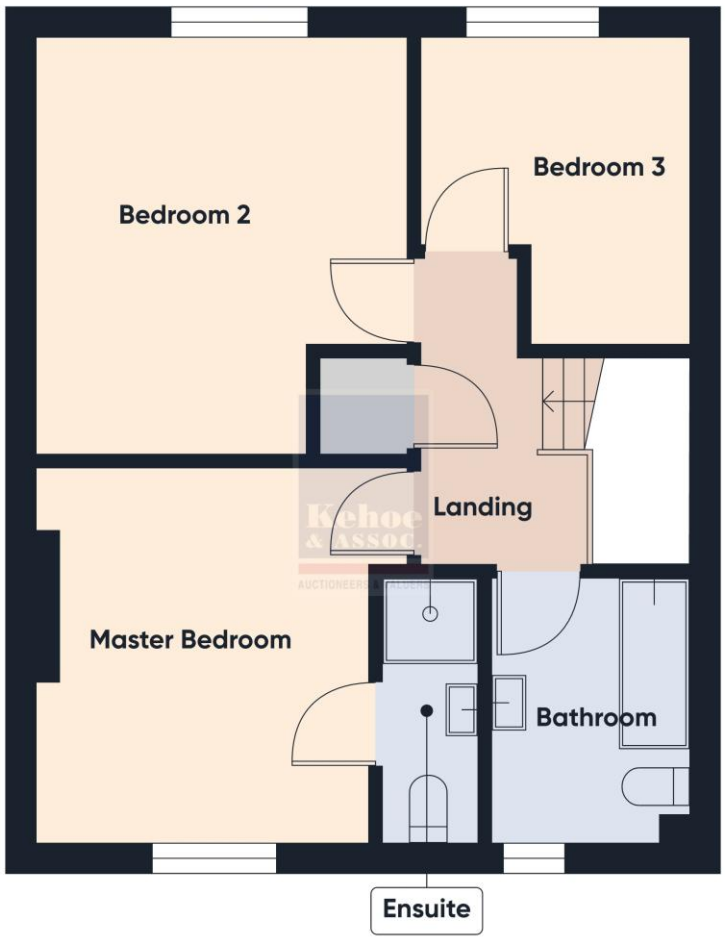
NOTE: Service charge €433 per annum

VIEWING: Strictly by prior appointment with the sole selling agents only.

DIRECTIONS: **Eircode Y35 N7CE**



Floor 0



Floor 1

Building Energy Rating (BER): C2 BER No. 116104894
Energy Performance Indicator: 184.33 kWh/m²/yr

VIEWING:
Strictly by prior appointment with the sole selling agents.



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These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRA No. 002141